



ORDINANCE NO. 3317

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT-INTERIM USE FOR GENERAL AUTOMOTIVE REPAIR WITH OUTDOOR STORAGE ON LOT 1, BLOCK 1 M&G PRODUCE ADDITION, CITY OF FARMERS BRANCH (COMMONLY KNOWN AS 2410 VALWOOD PARKWAY) LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 70, GENERAL BUSINESS DISTRICT (PD-70-GB); PROVIDING FOR APPROVAL OF A SITE PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity; and

WHEREAS, in accordance with Section 8-452 of the Comprehensive Zoning Ordinance, as amended, the City Council makes the following findings with respect to the application requesting the issuance of a Specific Use Permit - Interim Use on the Property (as defined below), to wit:

1. The proposed use of the Property is consistent with existing uses of adjacent and nearby property;
2. The proposed use of the Property is not consistent with: (a) the reasonably foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit - Interim Use; or (b) the use of the Property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;
3. The proposed use of the Property will not impair development of adjacent and nearby property in accordance with said Comprehensive Plan during the period for which the Specific Use Permit - Interim Use is in effect;

4. The proposed use of the Property will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan;
5. The applicant has proposed to make an investment of up to \$25,000.00 in improvements to the Property related to the use to be authorized pursuant to the issuance of the requested Specific Use Permit - Interim Use and has stated that such investment can be recovered within five (5) years from the effective date of said permit and this Ordinance; and
6. The investment contemplated to be made by the applicant in the Property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of this Ordinance and the Specific Use Permit - Interim Use created hereby; and

WHEREAS, having held the above-referenced public hearing and making the above findings, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit-Interim Use for General Automotive Repair with Outdoor Storage for Lot 1, Block 1, M&G Produce Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 7227, Page 1340, Plat Records, Dallas County, Texas, ("the Property") and located within Planned Development No. 70 - General Business District (PD-70-GBD).

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within Planned Development No. 70 - General Business District (PD-70-GBD) and, if used for the purpose of using the Property for General Automotive Repair with Outdoor Storage, the following additional standards and conditions:

- A. The Property shall be used and developed in accordance with the Site Plan and Landscape Plan attached hereto as Exhibits "A" and "B," respectively.
- B. No repair work shall occur on the exterior of any building on the Property.
- C. Outdoor storage shall be limited to tools, parts, equipment, and supplies utilized in the operation of the general automotive repair business within the six foot (6.0') masonry wall shown on the Site Plan. At no time shall tools, parts, equipment, and supplies are not visible from any public street or other right of way, or be stacked higher than five feet (5.0') above grade within the area behind said masonry wall. No outdoor storage of any tools, parts, equipment, supplies or

vehicles under repair shall occur until construction of the six foot (6.0') masonry wall and the masonry dumpster enclosure have been completed;

- D. Vehicles located on the Property for repair may be temporarily stored within the area of the six foot (6.0') masonry wall constructed as shown on the Site Plan and shall at no time be visible from any public right of way or adjacent property;
- E. All landscaping shown on the Landscape Plan shall be installed not later than six (6) months after the Effective Date of this Ordinance; and
- F. The use of the Property for general automotive repair shall be limited to NTX Autos.

SECTION 3. The Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

SECTION 4. The provisions of this ordinance shall be controlling with respect to the use and development of the Property for the purposes authorized in Sections 1 and 2, above. In the event of any irreconcilable conflict with the provisions of any other ordinances of the City of Farmers Branch, the provisions of this ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide, and the filing in the Official Public Records of Dallas County, Texas, the notice required by Section 8-459, of the Comprehensive Zoning Ordinance, as amended, have occurred.

SECTION 9. This Ordinance and the right to use the Property for the purposes authorized herein shall terminate on the earlier of:

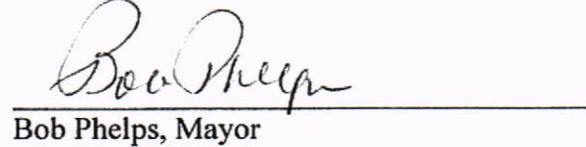
- A. Conviction of a violation of the provisions of this Ordinance; or
- B. The fifth (5th) anniversary of the effective date of this Ordinance.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 20TH DAY OF JANUARY, 2015.**

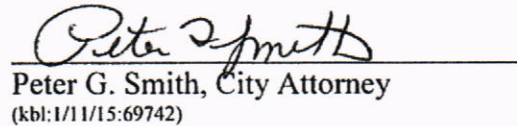
ATTEST:


Angela Kelly, City Secretary

APPROVED:


Bob Phelps, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:1/11/15:69742)

ATTEST:

Vicinity Map

DENTON DRIVE

WALWOOD PARKWAY

LEGEND

PROPOSED

EXISTING

LEGAL DESCRIPTION

LANDSCAPE PLAN

C2